177.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,121,700 / 1,121,700
					USE VALUE:	1,121,700 / 1,121,700
					ASSESSED:	1,121,700 / 1,121,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCIVER KEVIN L & PAULINE E	
Owner 2:		
Owner 3:		
Street 1:	2 UDINE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	FRASER MARY K -
Owner 2:	C/O ROBERT TAGGART -
Street 1:	63 WEBB STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 6,850 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 3598 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6850.000	678,800	5,000	437,900	1,121,700
Total Card	0.157	678,800	5,000	437,900	1,121,700
Total Parcel	0.157	678,800	5,000	437,900	1,121,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.76 | /Parcel: 311.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119981
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13926!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	678,800	5000	6,850.	437,900	1,121,700	1,121,700	Year End Roll	12/18/2019
2019	101	FV	518,400	5100	6,850.	431,600	955,100	955,100	Year End Roll	1/3/2019
2018	101	FV	513,600	0	6,850.	331,500	845,100	845,100	Year End Roll	12/20/2017
2017	101	FV	513,600	0	6,850.	312,800	826,400	826,400	Year End Roll	1/3/2017
2016	101	FV	513,600	0	6,850.	287,700	801,300	801,300	Year End	1/4/2016
2015	101	FV	505,900	0	6,850.	269,000	774,900	774,900	Year End Roll	12/11/2014
2014	101	FV	505,900	0	6,850.	247,700	753,600	753,600	Year End Roll	12/16/2013
2013	101	FV	505,900	0	6,850.	247,700	753,600	753,600		12/13/2012

PRINT

Date	Time
12/11/20	03:48:57

LAST REV

Date	Time
08/06/18	09:34:17
apro	
13926	

USER DEFINED

Prior Id # 1:	119981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER MARY K,	32192-118		12/29/2000		220,000	No	No		
	8708-595		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2004	404	New Buil	175,000	C	9/2/2004	G6	GR FY06	
4/30/2004	306	Demoliti	2,500					DEMO REMAINDER
3/2/2004	122	Manual	5,000					New retaing wall
2/3/2004	121	Demoliti	80,000					GUT RENO, one wall
9/16/2003	775	Addition	55,000					2 STY&RET WALL

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	189	PATRIOT
1/18/2005	OWNR INFO	BR	B Rossignol
1/11/2005	Fieldrev-Chg	BR	B Rossignol
9/2/2004	Inspected	BR	B Rossignol
3/31/2004	Permit Visit	BR	B Rossignol
1/4/2000	Mailer Sent		
12/28/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	6									437,851						437,900	

Total AC/HA: 0.15725 | Total SF/SM: 6850 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,851 | Spl Credit | Total: 437,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94182873
Const Adj.:	1.00088990
Adj $ / SQ:	117.833
Other Features:	165081
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701259
Depreciation:	22440
Depreciated Total:	678819

COMMENTS

OF=XTRA SINK IN EACH FBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5		Baths: 3					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

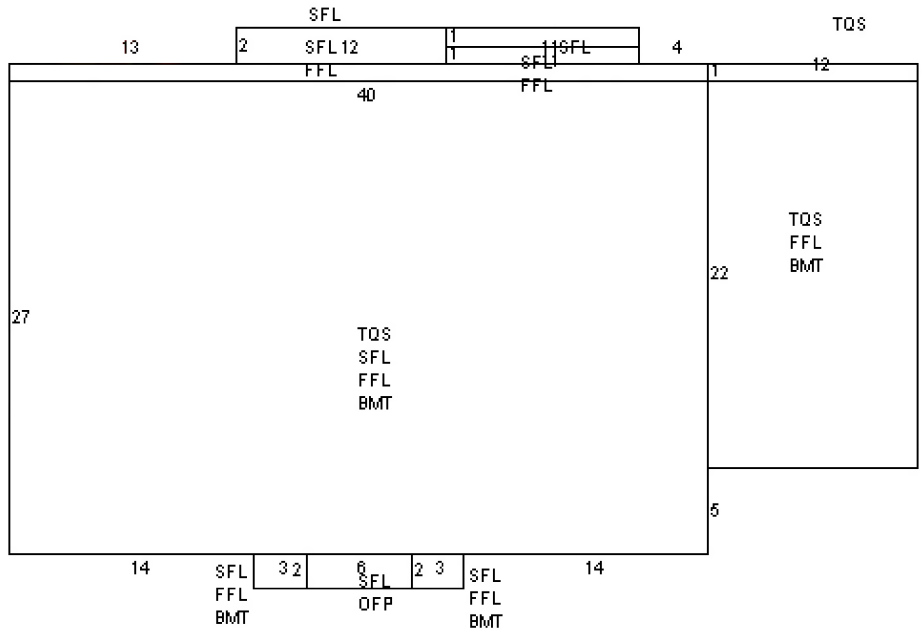
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.62
Special Features:	0	Val/Su Net:	136.69
Final Total:	678800	Val/Su SzAd	188.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,391	117.830	163,906
BMT	Basement	1,356	35.350	47,935
SFL	Second Floor	1,190	117.830	140,222
TQS	3/4 Story	1,017	117.830	119,837
OFP	Open Porch	12	44.040	528
	Net Sketched Area:	4,966	Total:	472,428
Size Ad	3598	Gross Are	5305	FinArea 3598

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

177.0-0007-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	180	A	AV	2010	26.56	T	7.2	101			4,400			4,400
19	Patio	D	Y	1	10X10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000